

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	260930
Address:	6 Land At Rear Of, Johnson Drive, Finchampstead, Wokingham, RG40 3NW.		
Proposal:	Submission of details to comply with the following condition of planning consent 251856 dated 26/11/2025. Conditions 4 and 18 refers to Land Contamination and External Lighting.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Condition 4 – Land Contamination

A Contamination Report for Plot 3 is submitted.

A letter accompanying the Discharge of Conditions Application states as this condition is a preoccupation requirement a verification report will be submitted for each plot to demonstrate the approved remediation methods in full. As part of the submission the verification report for Plot 3 has been included for review....

The report contains plans that shows areas of the type of contamination.

Stockpiled soil is considered to be chemically suitable for re-use in private gardens.

Trial holes were dug in each plot but records have not been returned for any other plot than Plot 3 where a thickness of 600mm of clean cover has been constructed within the completed private garden of Plot 3.

It is alluded in the accompanying letter that separate reports will be generated for the other plots.

Conditions & Reasons (if required)			
Date:	13.5.26	Signed:	BRC